003.0	0005	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	977,900 / 977,900
					USE VALUE:	977,900 / 977,900
					ASSESSED:	977,900 / 977,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51	-51A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATTHEWS THOMAS J/KATHLEEN
Owner 2:	TRS/MATTHEWS FAMILY TRUST
Owner 3:	
Street 1:	51 MAGNOLIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MATTHEWS THOMAS J -
Owner 2:	-
Street 1:	51 MAGNOLIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 3050 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	540,800	5,100	432,000	977,900
Total Card	0.092	540,800	5,100	432,000	977,900
Total Parcel	0.092	540,800	5,100	432,000	977,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.62 /Parcel: 320.62

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 3472

GIS Ref

GIS Ref

Insp Date 08/26/17

!346!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0005-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	540,800	5100	4,000.	432,000	977,900		Year end	12/23/2021
2021	104	FV	516,200	5100	4,000.	432,000	953,300		Year End Roll	12/10/2020
2020	104	FV	516,400	5100	4,000.	432,000	953,500	953,500	Year End Roll	12/18/2019
2019	104	FV	393,900	5100	4,000.	459,000	858,000	858,000	Year End Roll	1/3/2019
2018	104	FV	393,900	5100	4,000.	334,800	733,800	733,800	Year End Roll	12/20/2017
2017	104	FV	347,600	5100	4,000.	291,600	644,300	644,300	Year End Roll	1/3/2017
2016	104	FV	347,600	5100	4,000.	248,400	601,100	601,100	Year End	1/4/2016
2015	104	FV	309,600	5100	4,000.	243,000	557,700	557,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:22:48

LAST REV

Date	Time
09/13/17	11:37:07
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 346

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTHEWS THOMAS	1331-100		1/2/2007	Family	1	No	No		
MATTHEWS WILLIA	1177-39		9/11/1997	Family	130,000	No	No		A

USER DEFINED

Prior Id # 1:	3472
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	372	PATRIOT
9/22/1999	Meas/Inspect	243	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	5 - Asbestos	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.99426228
Const Adj.:	0.98495150
Adj $ / SQ:	176.274
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	734796
Depreciation:	193986
Depreciated Total:	540810

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

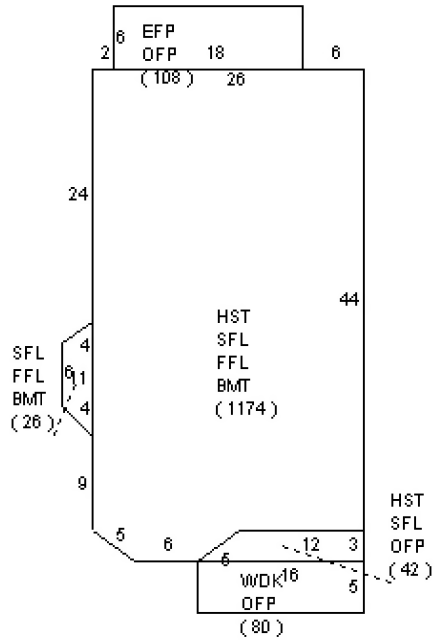
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	176.27
Special Features:	0	Val/Su Net:	115.85
Final Total:	540800	Val/Su SzAd	177.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,242	176.270	218,932
BMT	Basement	1,200	52.880	63,459
FFL	First Floor	1,200	176.270	211,529
HST	Half Story	608	176.270	107,175
OFP	Open Porch	230	23.320	5,363
EFP	Enclos Porch	108	51.640	5,578
WDK	Deck	80	15.760	1,261
	Net Sketched Area:	4,668	Total:	613,297
Size Ad	3050	Gross Area	5276	FinArea 3050

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100

PARCEL ID

003.0-0005-0020.0

IMAGE

AssessPro Patriot Properties, Inc